

**MINUTES** of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Drake Road, Tavistock on **TUESDAY** the **26<sup>th</sup> NOVEMBER, 2019** at **6.15pm**

**PRESENT** Councillor P Ward - **Chairman**  
Councillor Mrs U Mann – **Vice Chairman**

Councillor Mrs A Johnson (**Mayor – ex officio**)  
Councillors Ms L Crawford, J Ellis, G Parker,  
P Squire, and A Fey

**IN ATTENDANCE** Assistant to the Town Clerk  
Administrative & Democratic Support Officer  
(A&DSO)

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**258. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**259. CONFIRMATION OF MINUTES**

RESOLVED THAT, subject to the addition of Councillor A Hutton (Deputy Mayor) to the list of attendees, the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 5<sup>th</sup> November, 2019 be confirmed as a correct record and signed by the Chairman (Appendix 1).

**260. DECLARATIONS OF INTEREST**

The following Declarations of Interest were made;

- Councillor P Squire declared a personal non-pecuniary interest in respect of Planning Application 3484/19/OPA 124A Old Exeter Road by virtue of owning the adjacent property;
- Councillor A Fey declared a personal pecuniary interest in respect of Planning Application 3437/19/FUL Dancy Mews, Brook Street by virtue of renting a parking space at the property;
- Councillor G Parker declared a personal non-pecuniary interest in respect of Planning Application 2878/19/FUL Whitchurch Methodist Church by virtue of having liaised with local residents with regard this Application. Councillor Parker made a statement then left the room during consideration of this Application.

**261. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)**

No items received

**262. TOWN PLANNING ISSUES**

- a) The Supplementary Planning Document and Statement of Community Involvement 2019 was discussed (Appendix 2).

RECOMMENDED THAT in view of the short timescale to respond to this Consultation that Tavistock Town Council grant delegated authority to the Development Management & Licensing Committee to respond to The Supplementary Planning Document and Statement of Community Involvement 2019 without reference back to Council.

This matter would be brought back to the Development Management & Licensing Committee Meeting scheduled for Tuesday 17<sup>th</sup> December, 2019.

Noted That members of the Development Management & Licensing Committee undertook to provide feedback, having reviewed the chapters of the document allocated to them at this Meeting. This feedback to be e-mailed to the A&DSO, no later than Friday 13<sup>th</sup> December, 2019.

**263. GENERAL CORRESPONDENCE**

No items received.

**264. URGENT BUSINESS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN**

No items received.

**265. PLANNING DECISIONS and APPLICATIONS**

**a) Planning Decisions by West Devon Borough Council**

Attached at Appendix A.

**b) New Planning Applications to West Devon Borough Council**

The views of the Committee are attached at Appendix B.

RECOMMENDED THAT the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration.

N.B. Planning Application 2878/19/FUL – Whitchurch Methodist Church, Whitchurch Road, Tavistock, PL19 9EG. Application for conversion and alterations to former chapel to 2 No. dwellings and associated works.

Councillor P Squire would like it noted that he opposed the decision to object to this application.

## 266. NEXT DEVELOPMENT MANAGEMENT & LICENSING

### COMMITTEE MEETING:

The next Meeting of the Development Management & Licensing Committee to be held on Tuesday 17<sup>th</sup> December, 2019 at 6.15pm.

The Meeting closed at 7.50pm

Signed.....

Dated.....

CHAIRMAN

#### TAVISTOCK TOWN COUNCIL

#### DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING DECISIONS (Appendix A) FOR MEETING 26.11.2019

<u>Applicant's Name, Site Location, P/App No.</u>	<u>Development Type</u>	<u>Town Council's Comments</u>	<u>Decision by Local Planning Authority</u>	<u>Date of Decision</u>
Mrs B Gillott 2 Cole Moore Meadow Tavistock PL19 0ES  P/A No. 2820/19/TPO	T1: Ash - Fell as grown too big for space and signs of Ash Dieback	<b><u>Support</u></b>	Grant of Conditional Consent	1 <sup>st</sup> November 2019
Tavistock Golf Club Down Road Tavistock Devon PL19 9AQ  P/A No. 1976/19/TPO	T1: Oak - Fell dead tree	<b><u>Neutral View – refer to Landscape Officer</u></b>	Grant of Conditional Consent	1 <sup>st</sup> November 2019
Mr & Mrs Brocklesby 34A Glanville Road Tavistock PL19 0ED  P/A No. 2813/19/HHO	Householder application for extension (revisions to 0183/19/HHO)	<b><u>Support</u></b>	Conditional Approval	24 <sup>th</sup> October 2019

<p>Mr R Pinney Torlands Down Road Tavistock PL19 9AQ</p> <p>P/A No. 2649/19/TPO</p>	<p>T1: Tulip - crown height reduction by 3m, crown raise to 2.5m from ground level by removing branches extending over pavement; T2: Copper Beech - crown raise to 5m from ground level and lateral reduction by 2m on West side extending towards house. Reasons - to clear the pavement and allow for access</p>	<p><b><u>Neutral View – refer to Landscape Officer</u></b></p>	<p>Refusal of Consent with Agreed Lesser Works</p>	<p>1<sup>st</sup> November 2019</p>
<p>Mr &amp; Mrs Thornton Ebford Courtenay Road Tavistock PL19 0EE</p> <p>P/A No. 1926/19/HHO</p>	<p>Householder application for erection of new garage</p>	<p><b><u>Support</u></b></p>	<p>Conditional Approval</p>	<p>29<sup>th</sup> October 2019</p>
<p>Tavistock Town Council New Cemetery 119 Plymouth Road Tavistock PL19 8BY</p> <p>P/A No. 2548/19/TPO</p>	<p>T1: Yew - Crown lift to 4m from hedge bank on Northern side to allow light into garden of adjacent property. T2: Conifer - Crown lift to 4m from ground on Northern side (touching neighbouring property) T3: Lime-Deadwood removal (exempt). T4: Holly - Crown lift to 4m from ground level on Northern side only (touching neighbouring property)</p>	<p><b><u>Neutral View – refer to Landscape Officer</u></b></p>	<p>Tree Works Allowed</p>	<p>1<sup>st</sup> November 2019</p>
<p>Mr &amp; Mrs McManus Meldon Bolt House Close Tavistock PL19 8LN</p>	<p>Householder application for proposed new parking area</p>	<p><b><u>Support</u></b></p>	<p>Conditional Approval</p>	<p>1<sup>st</sup> November 2019</p>

P/A No. 2669/19/HHO				
Mr & Mrs J Davies 50 Plym Crescent Tavistock PL19 9HX  P/A No. 2810/19/HHO	Householder application for construction of two storey side extension to replace the existing single storey structure and the addition of single storey lean-to extension to rear	<b><u>Support</u></b>	Conditional Approval	1 <sup>st</sup> November 2019
Mr N Hockedy & Mr S Campbell 15 Buctor Park Tavistock PL19 8EP  P/A No. 2840/19/HHO	Householder application for replacement rear lean-to extension to form single storey kitchen/breakfast room	<b><u>Support</u></b>	Conditional Approval	7 <sup>th</sup> November 2019

TAVISTOCK TOWN COUNCIL

**DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING APPLICATIONS (Appendix B) FOR MEETING 26.11.2019**

<b><u>Applicant's Name &amp; Location</u></b>	<b><u>P/App Link</u></b>	<b><u>Proposal</u></b>	
Mr M Bassett 124a Old Exeter Road Tavistock Devon PL19 0JB	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193484">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193484</a>	Outline application with details of access for the erection of dwelling as replacement for one flat in existing property	<u>Neutral view</u>
Mr & Mrs N Robins Redmoor House Down Road Tavistock Devon PL19 9AF	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193357">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193357</a>	T1: Norway Maple - crown height reduction by 1.5m back to previous pruning points and thinning around telephone wire to preserve shape and protect phone lines	<u>Neutral view – refer to Landscape Officer</u>
Mr G White 5 Hessary View Tavistock Devon PL19 0EZ	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193863">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193863</a>	T1: Ash - Fell and remove due to Ash Dieback	<u>Neutral View – refer to Landscape Officer</u>

<p>Dancy Mews Management Ltd Dancy Mews Brook Street Tavistock Devon</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193437">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193437</a></p>	<p>Installation of replacement doors and windows</p>	<p><u>Object – on the basis that UPVc Windows contravene Policy 7.4 of the Conservation Area Management Plan</u></p>
<p>Mr S Hipsey 21 Redmoor Close Tavistock PL19 0ER</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193420">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193420</a></p>	<p>T1: Ash - Sectional fell/dismantle. Tree is suffering with Ash Dieback.</p>	<p><u>Neutral view – refer to Landscape Officer</u></p>
<p>Trustees of Crowndale Estate Crowndale Farmhouse Crowndale Road Tavistock PL19 8JR</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193439">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193439</a></p>	<p>Application for approval of details reserved by conditions 3 and 4 of listed building consent 1339/19/LBC</p>	<p><u>Neutral View – due to not meeting condition 4; however would support subject to the completion of a full ecological report</u></p>
<p>Mr &amp; Mrs R Laker 17 Courtlands Road Tavistock Devon PL19 0EF</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193431">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193431</a></p>	<p>Householder application for proposed single storey rear extension for improved kitchen and family room and internal alterations to dwelling</p>	<p><u>Support</u></p>
<p>Tavistock Town Council Magistrates Court Bedford Square Tavistock PL19 0AE</p> <p>Tavistock Town Council Magistrates Court Bedford Square Tavistock PL19 0AE</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193120">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193120</a></p> <p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193121">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193121</a></p>	<p>Provision of hard landscaping to car park, formation of public lawn, repositioning of Duke of Bedford statue, re-ordering of historic perimeter posts to original positions, provision of replacement lamp post and new low level wash lighting, up lighting to statue and war memorial and new surface water drainage scheme</p> <p>Listed Building Consent for provision of hard landscaping to car park, formation of public lawn, repositioning of Duke of Bedford statue, re ordering of historic perimeter posts to original positions, provision of replacement lamp post and new low level wash lighting, up lighting to statue and war memorial and new surface water drainage</p>	<p><u>Support</u></p> <p><u>Support</u></p>
<p>Mr &amp; Mrs A Thomas Whitchurch Methodist Church</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192878">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192878</a></p>	<p>READVERTISEMENT (Revised Plans Received to remove external roof terrace) Conversion and alterations of</p>	<p><u>Object – due to:</u></p> <ul style="list-style-type: none"> <li>• <u>Danger to highway during construction;</u></li> </ul>

<p>Whitchurch Road Tavistock PL19 9EG</p>		<p>former chapel to 2 No. dwellings and associated works</p>	<ul style="list-style-type: none"> <li>• <u>Danger to highway from car accessing road from car port and no identified parking for potentially two cars to second home;</u></li> <li>• <u>Dev 10 – lacking outdoor amenities;</u></li> <li>• <u>Pedestrian access from the properties onto main road; no footpath available;</u></li> <li>• <u>Properties overlooking adjacent properties – condition of opaque glass being fitted to windows.</u></li> </ul> <p>A site visit is strongly recommended</p> <p>N.B. Councillor P Squire would like it noted that he opposed this decision.</p>
<p>Mr Lewandowski Rising Hill Down Road Tavistock PL19 9AG</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193499">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193499</a></p>	<p>Change of use from single dwelling house to use as two single dwelling houses</p>	<p><u>Support – subject to maximum retention or replacement of trees and hedgerows</u></p>
<p>Mr B May Virginia Cottage Mount Tavy Road Tavistock PL19 9JE</p>	<p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193549">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193549</a></p> <p><a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193542">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193542</a></p>	<p>T1: Oak - Fell due to problems associated with nearby Fir tree causing excessive lean</p> <p>T1: Fir - Fell due to roots causing damage of steps and safety/trip hazard and causing light deprivation to nearby Oak</p>	<p><u>Neutral view – refer to Landscape Officer</u></p> <p><u>Neutral view – refer to Landscape Officer</u></p> <p><u>Would prefer attempts are made to preserve the trees, and alternative options are considered i.e. adjustments to the steps</u></p>

Mr P Willis Tavistock Roofing Solutions 27 West Street Tavistock PL19 8JY	<a href="http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193574">http://apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/193574</a>	Listed building consent for replacement chimney	<u>Object - to the proposed introduction of brick to a Grade II Listed Building within the Conservation Area</u>